

**MINUTES**  
**ISLANDS PLANNING COMMISSION**  
**MARCH 15, 2016 - 6:00 P.M.**  
**Casino Bldg., 530 Beachview Drive, SSI**

-----

- MEMBERS PRESENT: Karen Ward, Chairman  
Desiree Watson, Vice Chairman  
Stan Humphries  
William Lawrence  
Robert Ussery  
Joel Willis
- ABSENT: Preston Kirkendall
- STAFF PRESENT: David Hainley, Community Development Director  
Will Worley, Senior Assistant County Attorney  
Cayce Dagenhart, Planner II  
Karl Bursa, Planner II  
Julie Grimm, Planner I  
Paul Andrews, County Engineer  
Janet Loving, Admin/Recording Secretary
- ALSO PRESENT: Commissioner Dale Provenzano, BOC  
Alan Ours, County Manager  
Capt. Johnson, Glynn County Fire Department

-----

Chairman Karen Ward called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. She then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

-----

MINUTES  
**February 16, 2016 Regular Meeting**  
Upon a motion made by Ms. Desiree Watson and seconded by Mr. William Lawrence, the Minutes of the **February 16<sup>th</sup> Regular Meeting** were approved and unanimously adopted.

-----

**AGENDA - Additions, Deferrals, Deletions, Postponements, Adjustments**

Per staff's request, the order of the agenda was changed to review the Village Preservation Applications **VP3201 & VP3205** before presentation of Rezoning Application **ZM3126**. Also, Mr. Robert Ussery requested time at the end of the meeting to allow for a brief announcement. Chairman Ward granted his request.

-----

***For the record, Ms. Desiree Watson recused herself from discussion and from voting on the following agenda item:***

**VP3201 108 Fish Fever:** Consider a request to construct a new single-family home. The site is located at 108 Fish Fever Lane, approximately 80 ft. south of the intersection of Fish Fever Lane and May Joe Street. Parcel ID: 04-14843. Ed Mecchella, agent for Jay S. Adair, applicant and owner.

Mr. Ed Mecchella was present for discussion.

In presenting the staff's report, Mr. Karl Bursa explained that the applicant is requesting approval of a single-family residence. The proposal is a two-story wood-framed house with hardy-plank siding and a building footprint of approximately 1,125 sq. ft. The proposed color is "driftwood," which is actually a light brown and dove white. The roof will be a mixture of metal and shingles.

Pursuant to Section 709.7(f), an application for design review, which does not require site plan approval under Section 619 of the Zoning Ordinance, shall contain information deemed necessary by the Planning Division for review and processing of the application. Staff determined that the application is complete and contains the necessary information.

Following discussion among the Planning Commission members and staff, Mr. Ed Mecchella gave a brief presentation, during which time he asked for permission to remove three water oak trees off of the county right-of-way. However, he was advised to seek permission for this request from the Glynn County Tree Board via Public Works Department under the direction of Mr. Dave Austin.

At the end of discussion, a motion was made by Mr. Robert Ussery to approve application **VP3201**. The motion was seconded by Mr. Joel Willis. Voting Aye: Mr. Stan Humphries, Mr. William Lawrence, Mr. Robert Ussery, Ms. Karen Ward and Mr. Joel Willis. Abstained From Voting: Ms. Desiree Watson.

-----

**VP3205 413 Kings Way:** Consider a request to construct a new single-family home. The site is located at 413 Kings Way, approximately 90 ft. north of the intersection of Kings Way and Ocean Boulevard. Parcel ID: 04-14703. Wayne Moxley, agent for Solid Rock Company, Inc., applicant and owner.

Mr. Kevin Higgins and Mr. Wayne Moxley were present for discussion.

In presenting the staff's report, Mr. Bursa stated that the applicant is requesting approval of a single-family residence. The proposal is for a two-story wood-frame house with an attached garage, hardy-plank siding and a metal roof. The proposal will have a building footprint of approximately 2,600 sq. ft.

Pursuant to Section 709.7(f), an application for design review, which does not require site plan approval under Section 619 of the Zoning Ordinance, shall contain information deemed necessary by the Planning Division for review and processing of the application. Staff determined that the application is complete and contains the necessary information.

During a brief presentation, Mr. Kevin Higgins, architect, pointed out that from the revised drawing this project is designed to save two live oak trees on the property; however, it was determined that at least five live oak trees will be removed.

Although this application is not subject to the Tree Ordinance, it was suggested during discussion that the applicant replace the live oak trees with new live oak trees.

At the end of discussion, a motion was made by Mr. Stan Humphries to approve application **VP3205** subject to the applicant planting at least three live oak trees to replace the trees that's being removed. The motion was seconded by Mr. Joel Willis. However, discussion continued and afterward the motion was amended to approve application **VP3205** subject to the applicant replacing three live oak trees with three major canopy trees. The amendment was accepted and the motion was unanimously adopted.

-----

**ZM3126 The Lucas Building:** Consider a request to rezone lot 4 of Sea Marsh Professional Site from OC Office Commercial, to PD Planned Development. This lot is located at 301 Sea Island Road, approximately 900 ft. east of its intersection with Frederica Road. Parcel ID: 04-14404. Austin E. Catts with Catts and Brooks LLC., agent for Lucas Properties Holdings, LLC.

Messrs. Austin Catts, Johnathan Roberts and Larry Bryson were present for discussion. Mr. Art Lucas was also on hand to answer questions.

According to the staff's report, the applicant is requesting a change in zoning for an office building located at 301 Sea Island Road. The proposed PD text will limit the use of the building to: insurance agency, office uses that do not include any storage, sale, rental or servicing of goods on the premises, and real estate agency. The PD Text also reduces the required parking spaces from one space per 200 sq. ft. of floor space to one space per 300 sq. ft. of floor space.

If this rezoning application is approved, the site plan that accompanies the application will also be approved. On the site plan, the applicant proposes a 3,463 sq. ft. addition on the north side of the building. The applicant also proposes the installation of a Type "A" alternate buffer at the rear of the property and a Type "E" buffer at the front of the property. There is already a 20 ft. buffer agreement between the applicant and the Black Banks P.O.A. on the east side of the property.

Under **Section 723.5 (2)** of the Glynn County Zoning Ordinance, the Planning Commission and the County Commission, before approving a PD District Master Plan, and a site plan, shall ensure that the respective plans comply with the following applicable design criteria and development standards:

- a) Overall site design should be reviewed in terms of landscaping, enclosure of principal and accessory uses, parcel sizes, street patterns, and land use relationships. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged.

***Staff Comment: The landscape plan for the property is in Appendix B on sheet C1.3. The proposed use of the property coincides with the current use of the property, and of the other buildings within the Sea Marshes Professional Site. The parcel to be rezoned is already developed. The architecture of the proposed expansion will be a continuation of the architecture of the original building.***

- b) Unless otherwise stated in the Development Text, the yard and other dimensional requirements for General Residential District shall serve as minimum requirements for residential units proposed for location in a PD District. The most restrictive standards specified elsewhere in this Ordinance as they apply to commercial, industrial, and institutional uses shall serve as minimum requirements for such uses located in PD Districts.

***Staff Comment: The proposed setbacks for this property are 30 ft. in the front, 10 ft. on the left (west) side, 25 ft. on the right (east) side and 15 ft. in the rear.***

- c) Parking, loading and other requirements for each PD District may be set by the County Commission, upon recommendation of the Planning Commission. The standards of Article VI, shall serve as a general guide to such requirements.

***Staff Comment: The proposed parking requirement is one space per 300 sq. ft. of floor space. This is a variation from Article VI which requires one space per 200 sq. ft. of floor space. This parcel has a shared parking agreement with the rest of the Sea Marshes Professional Site which provides additional parking if needed.***

- d) Buffers shall be provided as required in Article VI.

***Staff Comment: A Type "A" Alternate buffer is being planted at the rear of the property to provide screening between this property and the single-family residences that abut the rear of the property. A Type "E" buffer is being planted at the front of the property to provide screening between the road and the building. There is an existing 25 ft. buffer agreement with the Black Banks P.O.A. on the east side of the property.***

- e) Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind.

***Staff Comment: This statement is in the PD Text.***

- f) Sign requirements shall be set by the County Commission, following recommendation by the Planning Commission.

***Staff Comment: The PD Text states that any new signage will comply with the Glynn County Zoning Ordinance.***

- g) In PD Districts, areas used for parking and loading or for traffic ways shall be physically separated from public streets by suitable barriers against un-channeled motor vehicles ingress or egress. Access ways shall conform to standards set forth in Article VI, with the following condition: Shopping centers, other individual commercial, industrial, institutional and multi-family uses shall have not more than two access points to any one public street, unless unusual circumstances demonstrate the need for additional access points.

***Staff Comment: The parking area for this parcel is physically separated from the public street.***

**In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact are to be considered in making a decision on a request for rezoning:**

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

***Staff comment: The subject parcel will continue to operate in the same manner which is compatible with the surrounding development.***

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

***Staff comment: The proposed changes will not adversely affect the existing use or usability of the adjacent property.***

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

***Staff comment: The property currently has a reasonable economic use as it is currently zoned.***

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

***Staff comment: The proposed zoning will not cause any change in projected traffic volumes. It would not cause an excessive or burdensome use of existing streets, transportation facilities or schools.***

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

***Staff comment: The proposed request is consistent with the policy and intent of the Comprehensive Land Use Plan.***

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

***Staff comment: There are none.***

Presentations were given by Mr. Austin Catts and Mr. Art Lucas. Afterward, Mr. Johnathan Roberts offered suggestions on how to improve the drainage flow in the area, i.e. installing a tide gate on the northern drainage system. From an architectural standpoint, Mr. Larry Bryson also offered suggestions on improving the drainage system.

Following a brief discussion among the Planning Commission members and the applicant, Chairman Ward opened the floor for public comments. Those speaking in favor of this request were Mr. William Noltest, Mr. Mark Bedner and Mr. Dwight Plyer. Those speaking in opposition were Attorney Frank Brown on behalf of the “Stuttering Foundation,” Mr. Ken Rogers on behalf of himself and his family, and Mr. Daniel Parshley.

At the end of the public comment period, discussion continued among the Planning Commission members and staff. Following a brief rebuttal from Mr. Johnathan Roberts and an explanation of objection from Mr. Stan Humphries, a motion was made by Mr. Joel Willis to recommend approval of **ZM3126** subject to removal of storage from the PD text. The motion was seconded by Ms. Desiree Watson. However, during discussion Mr. Robert Ussery stated that he would like to have stronger language included as an amendment addressing the drainage issues. Due to a potential cost factor, Mr. Art Lucas stated that he would like to discuss a possible solution with Mr. Johnathan Roberts and Mr. Larry Bryson before agreeing to anything relative to drainage. Thereupon, Chairman Ward granted a 5-minute recess to allow Mr. Lucas to confer with Mr. Roberts and Mr. Bryson about this issue.

The meeting resumed at 8:00 p.m. at which time Mr. Roberts stated that in addition to installing a tide gate, which would improve the situation for the neighbors, Mr. Lucas has agreed to take all of the water from the curb line at the north (not including the buffer between the curb and the wall) to the south system. This would include all of the impervious surface currently on the site. Again, he stated that they would exclude the portion of the buffer between the curb and the wall. Mr. Ussery wanted to know what it would take to accomplish this goal. Mr. Roberts explained that there are two options; one would be to put in a large portion of impervious pavement on the north side of the building, or they could install a new drainage system separate from the northern system that would connect to the south. He stated that they would probably explore both options.

At this time, the motion from Mr. Willis and the second from Ms. Watson were withdrawn. A motion was then made by Mr. Robert Ussery to recommend approval of **ZM3126** subject to the following:

- 1) Removal of “storage” from the PD text as a permitted accessory use for the property;
- 2) All impervious pavement will drain away from the northern drainage system; and
- 3) The applicant will install a tide gate on the northern drainage system.

The motion was seconded by Ms. Desiree Watson. Voting Aye: Mr. Robert Ussery, Ms. Karen Ward, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Mr. Stan Humphries and Mr. William Lawrence.

-----

At this time, Mr. Robert Ussery announced that he has asked Commissioner Provenzano to replace him on the Islands Planning Commission. He stated that lately, there have been times when a reoccurring question has come up as to whether or not a practicing architect should be serving on the Planning Commission. This was actually brought up at a recent County Commission Meeting. Mr. Ussery stressed that “he does not want to be a distraction to the Islands Planning Commission nor to the Glynn County

Board of Commissioners.” He stated that he has also noticed that his membership on the Islands Planning Commission is beginning to affect his business (Ussery-Rule Architects PC). Mr. Ussery stated that he hopes that all of the good work that this Commission has done will continue, and he wished everyone the very best.

Mr. Humphries thanked Mr. Ussery for his many years of service. He also sent well wishes and a speedy recovery to Mr. Preston Kirkendall.

Ms. Watson stated that she had served with Mr. Ussery for about six years previously on this Board and it was her pleasure. She stated that they did a lot of good work at that time in re-writing ordinances and Mr. Ussery’s expertise was invaluable when things got very technical. Ms. Watson stressed that “it is very poor when the community will not stand behind somebody who is willing to serve in this capacity with the expertise that this body really needs.” She stated that she is very sorry that it has come to this; that there are people in the community who cannot appreciate this kind of service to the point where it would affect someone’s business.

Mr. Joel Willis expressed his thanks and appreciation to Mr. Ussery and for his service. He stated that he has known Mr. Ussery for a very long time. “He is a man of great integrity and the Island will suffer from his leaving this Commission because he has the best interest of this Island at heart.”

Mr. William Lawrence agreed with Mr. Willis. He added that there have been several times when he has called Mr. Ussery for information to which he responded every time. He also thanked Mr. Ussery for his service and for all of the help that he has given him over the years.

-----

In other business, Mr. Hainley advised that Town Hall meetings are scheduled for March 22<sup>nd</sup> and March 29<sup>th</sup> from 6:00 p.m. to 7:30 p.m. in the “Strickland” Auditorium at Epworth-by-the-Sea to obtain public comments on the proposed draft outline of the Tree Ordinance. The IPC members are invited to attend.

-----

There being no further business to discuss, the meeting was adjourned at 8:10 p.m.